

048183

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FEB - 8 1996

City of Riverside
Public Works Department
Survey Section
3900 Main Street
Riverside, California 92522
FREE RECORDING
(Government Code 6103)

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: **Riverside Water Company Upper Canal**
3331 Jackson Street
APN 233-213-008

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **The Family Trust, RAE M. LEDBETTER and LYNNE H. LEDBETTER,**
trustees, Established August 6, 1992

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the City Council of the City of Riverside, California, hereby declares that on **January 23, 1996**, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which real property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

...NOTE TO PROPERTY OWNER(S): Upon recordation of this document, any future conveyance of your property must include your Lot and the Canal as a single unit; Conveyance of either one as a separate unit would be considered a violation of the California Subdivision Map Act. Use of the following description for future transactions will be sufficient for that purpose...

Parcel 1

Lot 26 of Amberwood Tract, as shown by map on file in Book 31 of Maps, pages 53 and 54 thereof, records of Riverside County, California, **together with** that portion of **Parcel 55** the Riverside Water Company Upper Canal right of way, 33.00 feet in width, described in that certain Judgement in Eminent Domain and Final Order of Condemnation action No. 70784, recorded May 23, 1961, in Book 2911, page 299 et seq., Official Records of Riverside County, California, described as follows:

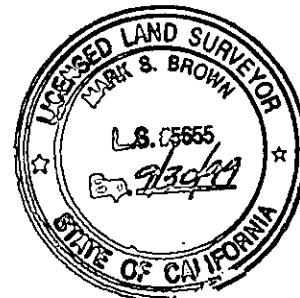
BOUNDED southwesterly by a line which is parallel with and distant 44.00 feet northeasterly, as measured at right angle, from the centerline of Jackson Street as shown by said Amberwood Tract and **BOUNDED northeasterly** by the following described line:

BEGINNING at the most easterly corner of Lot 26 of said Amberwood Tract;

THENCE South 39°38'40" East, 33.00 feet to a point in the southerly line of said Riverside Water Company Upper Canal and the **END** of this line description.

(Basis of bearings is the southeasterly line of said Lot 26 taken as **South 50°21'20" West** as shown by said map of **AMBERWOOD TRACT**).

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown 1/12/96 Date Prep. WF
 Mark S. Brown, L.S. 5655
 License Expires 9/30/99

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated:

By J. Craig Aaron
 J. CRAIG AARON
 PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

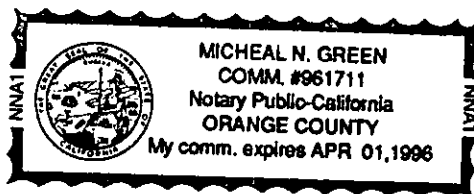
State of California }
 County of Riverside } ss

On 1-31-96, before me Michael N. Green
 (date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
 Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Michael N. Green
 Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
 () Corporate Officer(s)

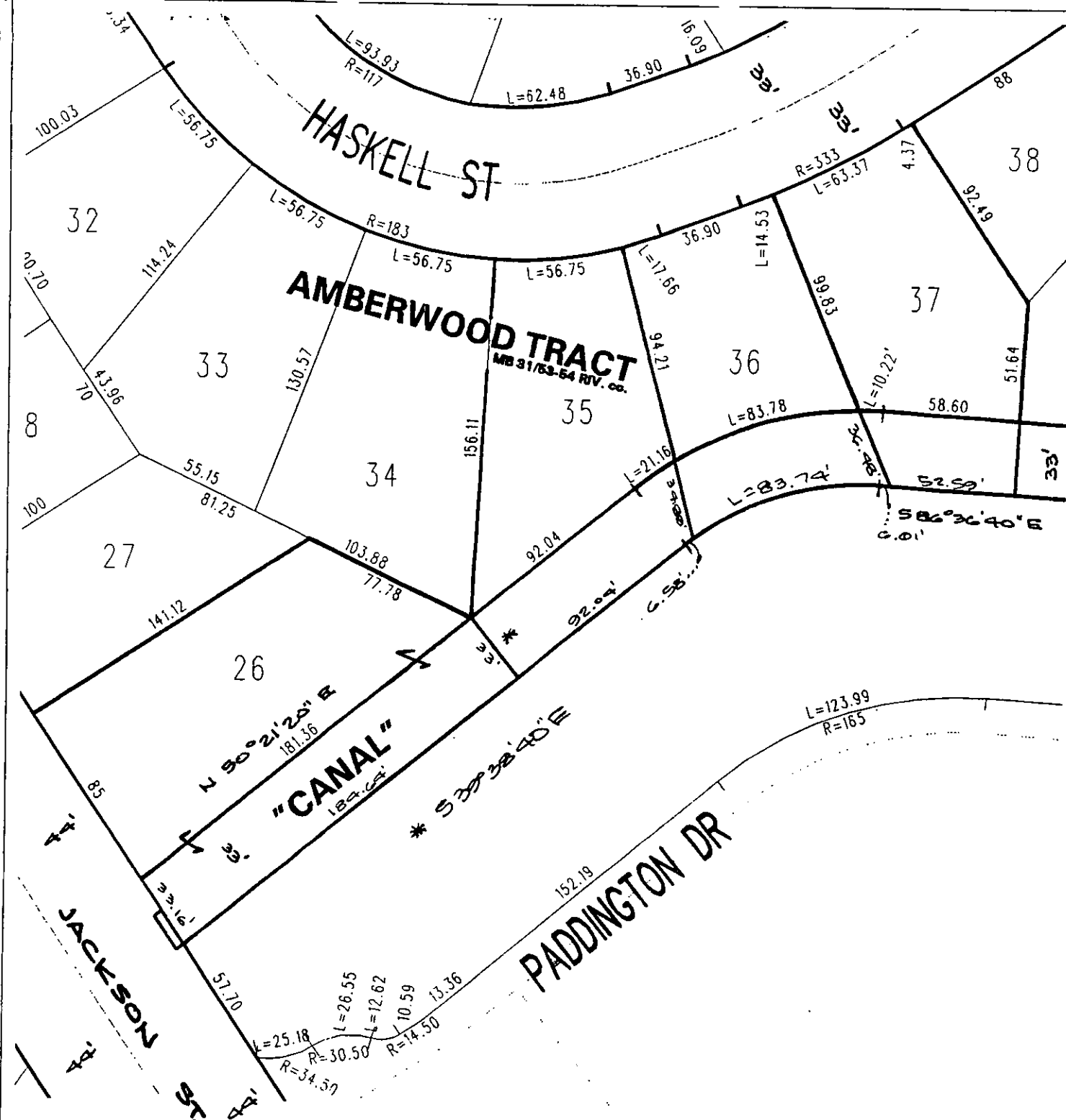
Title _____

Title _____

- () Guardian/Conservator
 (X) Individual(s)
 () Trustee(s)
 () Other

- () Partner(s)
 () General
 () Limited

The party(ies) executing this document is/are representing:



Symbology

- Parcel Line
- ROW Line
- - - Project Limits Boundary
- Street Centerline
- Private Street Centerline

Riverside Water Co. Upper Canal

This plat is solely an aid in locating the PARCEL(S) described in the attached document. It is not a part of the written description therein.

66-8
Map Produced on:
December 13, 1995



1 inch = 60 feet

Aerialy space station on 4/19/1998. The City of Riverside makes no warranty on the accuracy or contents of the data shown on this map. This map shall not be reproduced or distributed. ©Copyright 1995, City of Riverside, California